

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 10, 2008****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

SDR-25773 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25776, VAR-25778, SUP-25775, AND SUP-25779 - PUBLIC HEARING - APPLICANT: EXCEED PROPERTIES, INC. - OWNER: EXCEED PROPERTIES, INC., ET AL. - Request for a Site Development Plan Review FOR A PROPOSED 43-STORY MIXED-USE DEVELOPMENT INCLUDING 1,105 RESIDENTIAL UNITS AND 179,860 SQUARE FEET OF COMMERCIAL USES, WITH A WAIVER OF RESIDENTIAL ADJACENCY REQUIREMENTS TO ALLOW A 101-FOOT SETBACK WHERE 1,500 FEET IS REQUIRED AND WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE AND FIVE FEET ALONG THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 7.02 acres adjacent to the northeast corner of Sixth Street and Sahara Avenue (APNs 162-03-801-011, 013, 014, and 099; 162-03-811-001 through 084), C-1 (Limited Commercial) Zone, R-PD25 (Residential Planned Development - 25 Units per Acre) Zone, and R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese)

C.C.: 02/06/2008**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****15****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****7****City Council Meeting****0****RECOMMENDATION:****DENIAL****BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support postcards
7. Submitted after final agenda – Protest/support postcards and telephone protests

Motion made by RICHARD TRUESDELL to Hold In Abeyance Items 8, 24 and 25 to 1/24/2008; Items 28-35 to 2/14/2008; and Withdraw without prejudice Item 20

PLANNING COMMISSION MEETING OF: JANUARY 10, 2008

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

GLENN TROWBRIDGE, SAM DUNNAM, DAVID STEINMAN, BYRON GOYNES,
RICHARD TRUESDELL, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-
None); (Did Not Vote-None); (Excused-None)

Minutes:

See Item 31 for related backup and discussion.

